



Appendix K

Mitigation Monitoring and Reporting Program

Terms and Definitions:

1. **Property Owner/Developer** – Owner or developer of Harvill Trailer Yard Project.
2. **Environmental Equivalent/Timing** – Any mitigation measure and timing thereof, subject to the approval of the County, which will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, in conjunction with any appropriate agencies or County departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the Board of Supervisors. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be done by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the County's adopted Fee Schedule.
3. **Implementation Timing** – This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Plan will occur, as routine County practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is "to be shown on approved building plans" subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.
4. **Responsibility Monitoring Party** – Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure. Outside public agency review is limited to those public agencies specified in the Mitigation Monitoring Plan which have permit authority in conjunction with the mitigation measure.
5. **Ongoing Mitigation Measures** – The mitigation measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the property owner/developer in January of each year demonstrating how compliance with the subject measure(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored "Ongoing During Construction", the annual letter will review those measures only while construction is occurring; monitoring will be discontinued after construction is complete. A final annual letter will be provided at the close of construction.
6. **Building Permit** – For purposes of this Mitigation Monitoring Plan, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.

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Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Biological Resources	<p>MM-BIO-1: Prior to issuance of a grading permit, the applicant shall perform a preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the Lead Agency and/or appropriate agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist.</p>	Prior to Grading	Planning, Engineering, and Building Dept.	
Cultural Resources	<p>COA CUL-1: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.</p>	During grading	Planning, Engineering, and Building Dept.	
Cultural Resources	<p>COA CUL-2: The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.</p>	Prior to Grading	Planning, Engineering, and Building Dept.	



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	<p>If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:</p> <p>All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.</p> <p>Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.</p> <p>* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.</p> <p>** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.</p>			
Cultural Resources	COA CUL-3: Prior to the issuance of grading permits, the developer/permit applicant shall enter into	Prior to Grading	Planning, Engineering,	



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	<p>agreement(s) with the consulting tribe(s) for Native American Monitor(s).</p> <p>In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.</p> <p>This agreement shall not modify any condition of approval or mitigation measure.</p>		and Building Dept.	
Cultural Resources	<p>COA CUL-4: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural</p>	Prior to Grading	Planning, Engineering, and Building Dept.	



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	<p>and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.</p> <p>The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.</p>			
Cultural Resources	<p>COA CUL-5: Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.</p> <p>Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for</p>	Prior to Grading	Planning, Engineering, and Building Dept.	



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	<p>the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines</p> <p>Prehistoric Resources- One of the following treatments shall be applied.</p> <p>a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.</p> <p>b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no</p>			
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	destructive or invasive testing on sacred items, burial goods and Native American human remains.			
Cultural Resources	<p>COA CUL-6: Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department’s requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.</p>	Prior to Grading	Planning, Engineering, and Building Dept.	
Hazards/Hazards Materials	<p>MM HAZ-1: During the construction of the proposed project, if the following are discovered they say be removed per County of Riverside requirements:</p> <ol style="list-style-type: none"> 1. Foundations associated with the demolished farm buildings may be encountered during grading. If encountered, the foundations should be removed under County of Riverside requirements. 2. Septic systems serving former residences/farm buildings may be present. If encountered, septic systems should be abandoned and removed under County of Riverside requirements. 3. Water wells may be located at the subject property. If encountered, the water wells should 	During grading and construction	Planning, Engineering, and Building Dept.	



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<p>Paleontological Resources</p>	<p>MM PAL-1: Prior to the first day of excavations, all field personnel shall be briefed regarding the types of fossils that could be found in the project area and the procedures to follow should paleontological resources be encountered. This training shall be conducted by a qualified professional paleontologist or his/her representative. The principal investigator for paleontology (Principal Paleontologist) shall meet the qualifications outlined under Riverside County guidelines, specifically County's Qualified Paleontological Resources Consultant list (2021) (i.e., Approved Environmental Compliance Consultant List). The Principal Paleontologist will be responsible for implementing the mitigation plan and maintaining professional standards of work.</p> <p><u>TRAINING</u></p> <p>All project personnel shall receive training prior to commencement of work. Specific training requirements are presented below as they apply to project personnel.</p> <p><i>Paleontological Personnel</i></p> <p>All paleontological personnel shall receive a copy of this paleontological mitigation plan, daily forms and appropriate maps and shall read and sign the Code of Safe Practices. All paleontological personnel shall receive any mandated safety training and environmental awareness training before performing any work and shall be informed that the District contractor has the final authority over all safety matters. The Code of Safe Practices shall be implemented by all personnel. If special conditions exist on the project, additional safety measures shall be implemented.</p> <p><i>Construction Field Personnel WEAP Briefing</i></p>	<p>Prior to grading</p>	<p>Planning, Engineering, and Building Dept.</p>	<p>Grading Plans; Building Plans; On-site inspections</p>
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	<p>A member of the Paleontological Team shall present the worker environmental awareness program training for paleontology. Attendance is mandatory for all earthmoving personnel and their supervisors. Attendance rosters shall be submitted to verify training and hard-hat stickers issued. This allows quick visual assessment of which construction personnel have been trained and which need to be trained. As new construction personnel are added, the training shall be presented for those personnel at the end of the morning safety meeting.</p>			
Paleontological Resources	<p>MM PAL-2: Full-time paleontological monitoring, as outlined in Appendix C2 (project specific PRIMP) shall be required as the Project Site is underlain by early to middle Pleistocene very old alluvial fan sediments. Paleontological monitoring shall entail the visual inspection of excavated and/or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. Monitoring efforts can be reduced or eliminated at the discretion of the project paleontologist if no fossil resources are encountered after 30 percent of the excavations are completed.</p>	During grading	Planning, Engineering, and Building Dept.	Grading Plans; Building Plans; On-site inspections
Paleontological Resources	<p>MM PAL-3: Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point of identification and readiness for curation. Preparation shall include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Following laboratory work, all fossil specimens shall be identified to the most precise taxonomic level possible, cataloged, analyzed, and delivered the Western</p>	During grading	Planning, Engineering, and Building Dept.	Grading Plans; Building Plans; On-site inspections



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	<p>Science Center for permanent curation and storage. The cost of curation is assessed by the repository and shall be responsibility of the land owner. At the conclusion of laboratory work and museum curation, a final Paleontological Monitoring Report (PMR) shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project area geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the Western Science Center.</p>			
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